

### Legend of Symbols & Abbreviations

△ CTP-1	CONECO TRAVERSE POINT	CONC.	CONCRETE
IP	IRON PIN	CC	CONCRETE CURB
GM	GAS METER	(FND)	FOUND
★	LIGHT POLE	(RBS)	TO BE SET RECORD
UP	UTILITY POLE	(M)	MEASURED
⊙	CATCH BASIN	BFG.	BUILDING
S	SIGN	S.F.	SQUARE FEET
MH	MANHOLE	HGT.	HEIGHT
6" CLF	SEWER MANHOLE	6" CHAIN LINK FENCE	
MONITORING WELL		TRANS.	TRANSFORMER
LANDSCAPED AREA		HUB & TACK	
BITUMINOUS BERM		CHW	OVERHEAD WIRE
BIT. CONC.	BITUMINOUS CONCRETE		

### Statement of Encroachments

A. THERE IS AN APPARENT ENCROACHMENT BY THE BUILDING IMMEDIATELY TO THE NORTH OF THE SUBJECT PARCEL. SAID BUILDING EXTENDS OVER THE PROPERTY LINE ONTO THE SUBJECT PARCEL BY .09 FEET AT ITS WESTERN END AND .37 FEET ON ITS EASTERN END.

### Items Corresponding to Schedule B

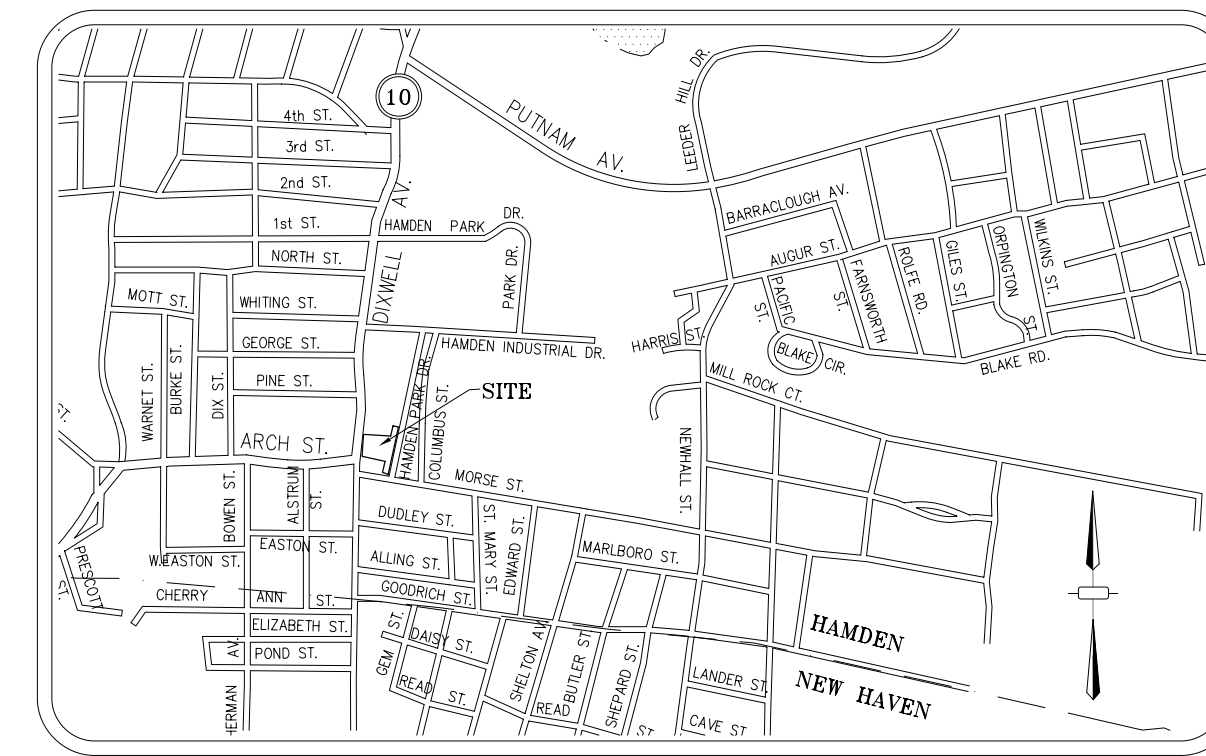
h. Drainage conditions set forth in Quit-Claim Deed from The New York, New Haven and Hartford Railroad Company to The Lathrop & Shea Company dated Dec. 26, 1950 and recorded in Vol. 297, Page 285.  
Comment: Drainage conditions are not described in document. Not plotted.

i. Fence agreement as contained in the Quit-Claim Deed referenced in (h) above.  
Comment: Refers to any fences along certain boundary lines that may be required by public authority. This item does affect the subject property, however, said fences do not presently exist. Not plotted.

j. Easement in favor of the American Telephone and Telegraph Company dated Nov. 6, 1965 and recorded in Vol. 509, Page 85.  
Comment: Document refers to a right-of-way and an easement 1 rod (16.5 feet) wide the location of which is determined by the actual location of underground cable laid. Easement is plotted based upon location scaled from plan reference number 1. (see below)

k. Easement to slope for the support of the highway as contained in deed dated Jan. 19, 1984 and recorded in Vol. 700, Page 1048 and shown on Map No. 625A filed in the office of the Hamden Town Clerk.  
Comment: Easement to slope scaled from said map. Plotted (dotted area).

All other items refer to non-survey related matters.



Vicinity Map

### Utility Notes

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD FROM THE VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED IS FOR THE USE OF THE CONTRACTOR. NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND "DIG-SAFE" IN MASSACHUSETTS (1-888-344-7233) OR "CALL BEFORE YOU DIG" IN CONNECTICUT (800-922-4455) PRIOR TO CONSTRUCTION.

### Miscellaneous Notes

- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE NOTED.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION/BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.
- THE SURVEYOR IS NOT AWARE OF ANY CHANGES (EITHER COMPLETED OR PROPOSED) IN THE RIGHT OF WAY LINES SHOWN HEREON.
- THERE WAS NO EVIDENCE OBSERVED AT THE TIME OF SURVEY THAT THE SITE IS OR WAS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE WAS NO ADDRESS OBSERVED AT THE TIME OF SURVEY.
- THE BASIS OF BEARINGS HEREON IS FROM MAP REFERENCE NO. 1.
- NO EVIDENCE OF A CEMETERY OR BURIAL GROUND WAS OBSERVED AT THE TIME OF THE SURVEY.

### Zoning Information

DISTRICT: "CDD-1" CONTROLLED DEVELOPMENT 1

MINIMUM LOT AREA REQUIRED: 5,000 S.F.	LOT AREA PROVIDED: 41,177 S.F.±
MINIMUM LOT FRONTAGE REQUIRED: 50 FEET	LOT FRONTAGE PROVIDED: 149.51 FEET
MINIMUM SETBACKS: FRONT 10 FEET SIDE 10 FEET REAR 25 FEET	PROVIDED SETBACKS: FRONT 44.7 FEET SIDE 55.2 FEET REAR 82.3 FEET
MAXIMUM BUILDING HEIGHT ALLOWED: 40 FEET	BUILDING HEIGHT PROVIDED: 15 FEET

ZONING CONTACT: JOSEPH VENDITTO (203) 287-1071

### Parking Requirements

RESTAURANTS: 1 SPACE PER EVERY 3 SEATS PLUS  
1 SPACE PER EVERY 2 EMPLOYEES.  
SPACES PROVIDED: 49 + 3 HC = 52

**FLOOD NOTE:**  
By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 090078 0010 B, which bears an effective date of JUNE 15, 1979 and is not in a Special Flood Hazard Area. By telephone call dated JUNE 17, 2002 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

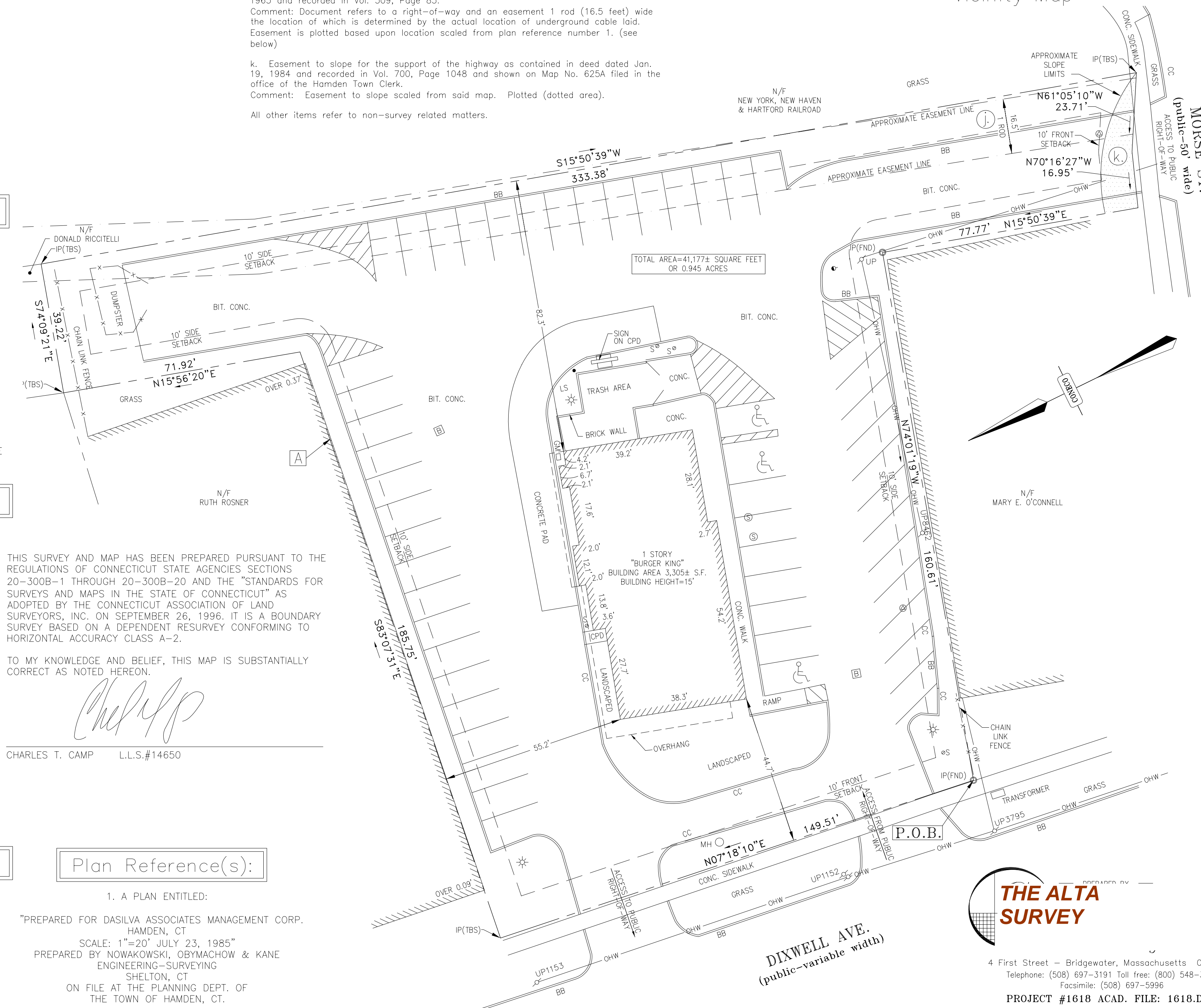
### Plan Reference(s):

- A PLAN ENTITLED:  
"PREPARED FOR DASILVA ASSOCIATES MANAGEMENT CORP.  
HAMDEN, CT  
SCALE: 1"=20' JULY 23, 1985"  
PREPARED BY NOWAKOWSKI, OBYMACHOW & KANE  
ENGINEERING-SURVEYING  
SHELTON, CT  
ON FILE AT THE PLANNING DEPT. OF  
THE TOWN OF HAMDEN, CT.

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

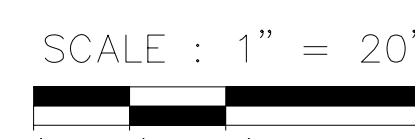
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CHARLES T. CAMP L.L.S.#14650



4 First Street - Bridgewater, Massachusetts 02324  
Telephone: (508) 697-3191 Toll free: (800) 548-3355  
Facsimile: (508) 697-5996  
PROJECT #1618 ACAD. FILE: 1618.DWG

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### Record Legal Description

FIRST PARCEL:  
All that certain piece or parcel of land with all the buildings and improvements thereon, situated in the Town of Hamden, County of New Haven and State of Connecticut, known as No. 937 Dixwell Avenue, and bounded:  
WESTERLY by Dixwell Avenue, 150 feet, more or less;  
NORTHERLY by land now or formerly of Harriet M. Anderson, 188.9 feet, more or less;  
EASTERLY by land of New Haven and Northampton Company, 176.7 feet more or less; and  
SOUTHERLY by land now or formerly of Patrick Callahan, 167 feet, more or less.

SECOND PARCEL:  
All that certain piece or parcel of land with all the improvements thereon, situated in the Town of Hamden, County of New Haven and State of Connecticut, and bounded as follows:  
Beginning at a point in the Northerly line of Morse Street, said point also being in the division line between land herein described and land now or formerly of Mary E. O'Connell;  
THENCE NORTHERLY bounding Westerly on said land now or formerly of said Mary E. O'Connell and land of The Lathrop & Shea Company, each in part, 350 feet, more or less, to a point;  
THENCE EASTERLY at right angles to the last described line and bounding Northerly on remaining railroad land, 40 feet to a point distant 10 feet westerly from station 127 + 23 more or less of the monumented center line of the railroad from New Haven to Northampton, measured at right angles thereto;  
THENCE SOUTHERLY in a line parallel with and distant 10 feet westerly from said center line and measured at right angles thereto, bounding Easterly on remaining railroad land, 350 feet, more or less, to a point in said Northerly line of Morse Street; and  
THENCE WESTERLY along said Northerly line of Morse Street, 40 feet, more or less, to the point of place of beginning.  
Containing 14,000 square feet, more or less.  
Less premises conveyed by Joseph Canepari, Joseph DeLucia and Vito Pepe to the State of Connecticut by Warranty Deed dated January 19, 1984 and January 26, 1984 recorded in Volume 700 at Page 1048.

### Surveyor's Legal Description

A certain parcel of land situate in the Town of Hamden, County of New Haven, and State of Connecticut, more particularly bounded and described as follows:

Beginning at a point in the easterly line of Dixwell Avenue, said point being the southwesterly corner of the herein described lot,  
thence, N 07° 18' 10" E, along said easterly line for a distance of 149.51 feet to a point;  
thence, S 83° 07' 31" E, by land now or formerly of Ruth Rosner, for a distance of 185.75 feet to a point;  
thence, N 15° 56' 20" E, again by land now or formerly of Ruth Rosner, for a distance of 71.92 feet to a point;  
thence, S 74° 09' 21" E, by land now or formerly of Donald Riccitelli, for a distance of 39.22 feet to a point;  
thence, S 15° 50' 39" E, by land now or formerly of the New York, New Haven, and Hartford Railroad, for a distance of 333.38 feet to a point on the northerly line of Morse Street;  
thence, N 61° 05' 10" W, along said northerly line, for a distance of 23.71 feet to a point;  
thence, N 70° 16' 27" W, along said northerly line, for a distance of 16.95 feet to a point;  
thence, N 15° 50' 39" E, by land now or formerly of Mary E. O'Connell, for a distance of 77.77 feet to a point;  
thence, N 74° 01' 19" W, by land now or formerly of Mary E. O'Connell, for a distance of 160.61 feet to the point of beginning.  
Containing 41,177± square feet or 0.945± acres.  
Being the same premises as described in First American Title Insurance Company title commitment no. CTHar1261C with an effective date of April 1, 2002.

### ALTA/ACSM LAND TITLE SURVEY

for  
**Burger King -Connecticut**  
Site Name: **Burger King #5432**  
B & C Project 20020183/Site 7  
937 Dixwell Avenue, Hamden, CT 06514  
County of New Haven, State of CT

The undersigned hereby certifies to BURGER KING CORPORATION and TITLE INSURER OF BURGER KING CORPORATION; First American Title Insurance Company; and Bock & Clark Corporation as of April 17, 2002, that (a) this survey was made on the ground, (b) in reliance upon the facts found at the time of the survey, (c) the location of all buildings, structures, bodies of water, and other improvements situated on the above premises, (iii) the courses and measured distances on or affecting the said premises, (iv) the scale, the north direction, point of reference from which the premises are measured, the width of the street or streets on which the said premises abut, the lot and block number shown on any map or plat to which reference is made in the legal description of the premises, together with the recording references for said map or plat, (v) the location and number of parking spaces and the total square foot area of the premises and any easements located on or affecting the premises, (vi) the dimensions of all improvements on said premises at ground surface level and the distance therefrom to the nearest facing exterior property lines of said premises, to all applicable building set back lines, and to other improvements on said premises and (vii) based upon the Commitment, an accurate reference to the real estate records of the Town of Hamden, Connecticut, identifying all easements of record (as supplied by the title company, and listed in the "Commitment") crossing or affecting the said premises and (d) this professional service conforms to the current Surveyors Association Standards and Specifications including "Minimum Standard Detail Requirements for Land Title Surveys." The undersigned further certifies that (i) the property has access to and from a public roadway and all streets abutting the said premises and all means of ingress and egress for the said premises have been completed, dedicated and accepted for public maintenance by the Town of Hamden or the State of Connecticut (ii) the premises are not located within the 100 year flood plain.

Charles T. Camp  
Registration No. 14650  
Within the State of CT  
Date of Survey: April 15, 2002  
Date of last Revision: April 19, 2002  
Date Printed: April 19, 2002  
Network Project No. 20020183/7

